

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-DV2-022
Address: 5000 Nowland Avenue (approximate address)
Location: Center Township, Council District #12
Zoning: SU-2 / D-5
Petitioner: Roman Catholic Archdiocese of Indpl Properties Inc., by Leslie Steinert
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the expansion of an existing parking lot resulting in 220 total parking spaces (maximum of 197 parking spaces permitted).

October 10, 2023

This petition was continued, for cause, by the petition from the September 12, 2023 hearing to the October 10, 2023 hearing of Division II, in order to address Staff concerns. On September 29th, 2023, a landscape plan was submitted to Staff and clarity regarding the intent of the proposed parking area provided. The provided landscape would provide landscaping in excess of Ordinance requirements along this subject sites frontages, as well as the immediate area of the proposed parking expansion. Given that the subject site functions as a small campus, and the proposed parking area is largely shielded from view of Elliot Avenue by the school itself, Staff believes the request to be a reasonable deviation and subsequently **recommends approval** of the request.

SEPTEMBER 12, 2023

RECOMMENDATIONS

Staff **recommends denial** of this request.

SUMMARY OF ISSUES

LAND USE

EXISTING ZONING AND LAND USE

SU-2 and D-5	High School educational facility and associated recreational and competitive athletic fields
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SURROUNDING ZONING AND LAND USE

North -	D-5	Single-Family Dwellings
South -	D-5	Single-Family Dwellings
East -	D-5	Single-Family Dwellings
West -	D-5	Single-Family Dwellings

COMPREHENSIVE PLAN

The Comprehensive Plan recommends regional special uses for the site.

(Continued)

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- ◇ The site is primarily zoned SU-2 which permits educational uses, and recreational and competitive fields as accessory uses. A small portion in the southwest corner of the site is zoned D-5.

VARIANCE OF USE & DEVELOPMENT STANDARDS

- ◇ The request would allow for 220 parking spaces to be provided on site, an 11.67 percent increase of the maximum 197 permitted by-right.
- ◇ Parking maximums were implemented as part of the adoption of Indy Rezone in order to limit the amount of hardscaping on site to reduce the urban heat island effect and the potential for water runoff on adjacent properties.
- ◇ The application indicates that the requested increase is to allow for the current construction on site to be completed and in anticipation of potential future expansions that may result in the removal of parking near the main building. It is Staff's position that this reasoning is insufficient, and that any parking expansion be done in accordance with future construction activity. Furthermore, Staff is unsure how the denial of this request would result in the inability of the current expansion project to be completed. Therefore, Staff does not believe there to be sufficient practical difficulty warranting a favorable recommendation.

GENERAL INFORMATION

THOROUGHFARE PLAN	<p>This portion of Nowland Avenue is indicated as a local street on the Official Thoroughfare Plan, with a 48-foot existing and proposed right-of-way.</p> <p>This portion of Dequincy Street is indicated as a local street on the Official Thoroughfare Plan, with a 48-foot existing and proposed right-of-way.</p> <p>This portion of Elliott Avenue is indicated as a local street on the Official Thoroughfare Plan, with a 45-foot existing right-of-way and a 48-foot proposed right-of-way.</p>
SITE PLAN	File-dated July 21, 2023
ELEVATIONS	File-dated July 21, 2023
FINDINGS OF FACT	File-dated July 21, 2023

(Continued)

STAFF REPORT 2023-DV2-022 (Continued)

ZONING HISTORY

Subject Site:

2022-DV2-038; 5000 Nowland Avenue; requests variances of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for six-foot chain link and decorative fencing within the front yards and clear sight triangles of the intersections of Elliot Avenue, Dequincy Street and Nowland Avenue and the clear sight triangle of the driveway off of Nowland Avenue (chain link fencing not permitted in front yards, maximum height of 3.5 feet permitted, encroachment of the clear sight triangles not permitted); **granted.**

Vicinity:

2015-UV1-015; 5015 East 16th Street; requests requested a variance of use of the Wireless Communications Zoning Ordinance to provide for a wireless communications facility, with a 150-foot tall monopole tower, with a 10-foot antenna, and accessory equipment cabinets; **denied.**

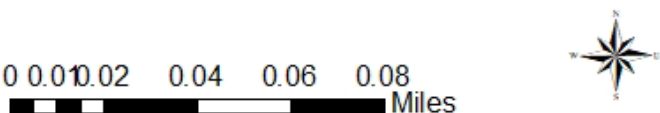
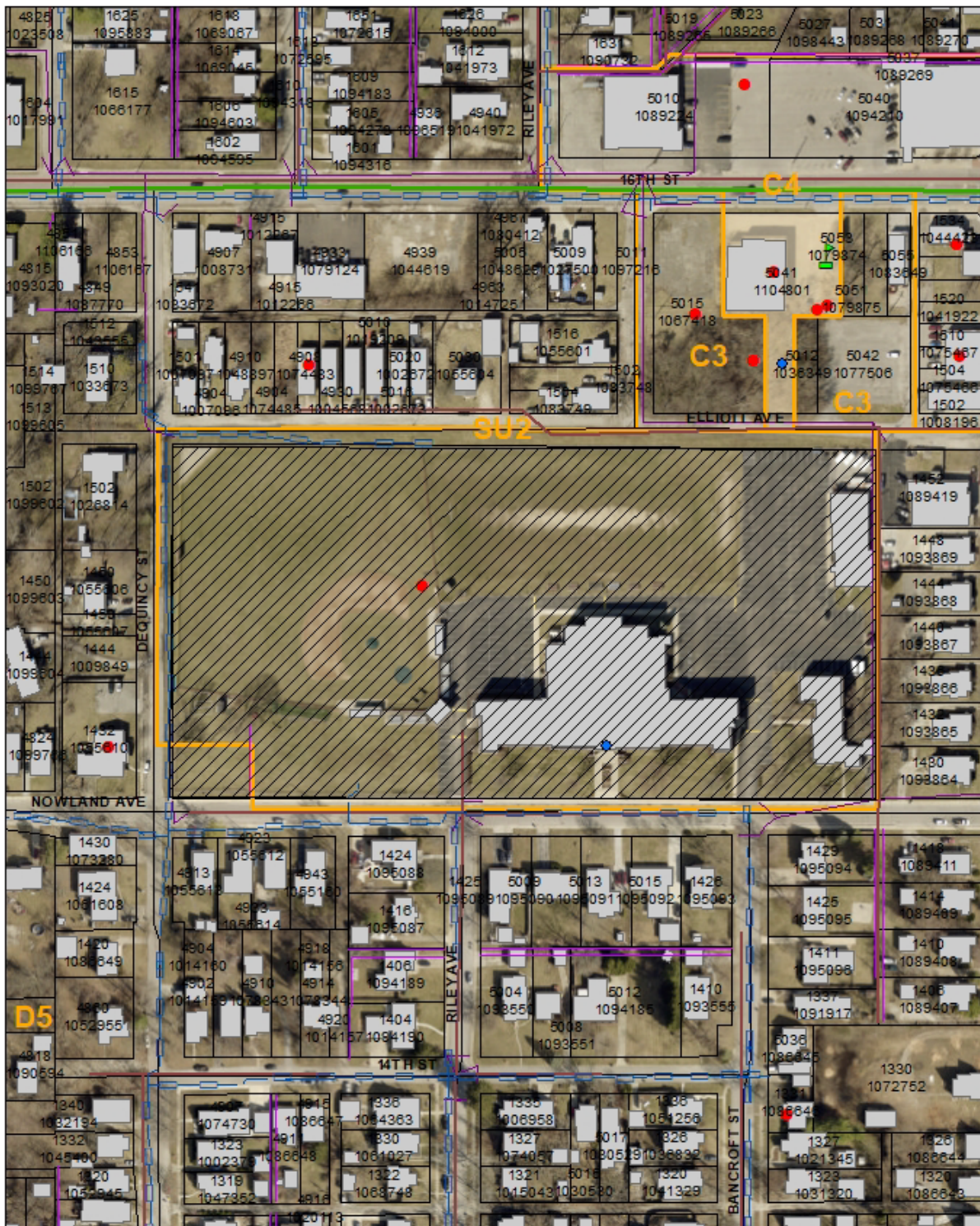
2012-UV1-026; 1432 Dequincy Street; requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for a transitional living program for up to eight people; **granted.**

2003-UV3-010; 5041 East 16th Street; requested a variance of use of the Commercial Zoning Ordinance to provide for religious uses; **granted.**

99-UV2-122; 5041 East 16th Street; requests a variance of use of the Commercial Zoning Ordinance to provide for a rental, leasing and repair facility, for automobiles and light trucks; **granted.**

EDH

2023-DV2-022: Location Map



entheos
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2023-DV2-022: Photographs



Photo One: Looking West Along Nowland Avenue



Photo Two: Facing East Along Nowland Avenue.



Photo Three: Façade of Building on Subject Site.